



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE TUESDAY, OCTOBER 3, 2006

Minutes

The Special Studies Committee of the Carmel Plan Commission met at 6:00 PM October 3, 2006 in the Caucus Rooms of City Hall, Carmel, Indiana.

Members present: Leo Dierckman, Mark Rattermann, (late arrival) Steve Stromquist, Madeleine Torres, and Susan Westermeier, thereby establishing a quorum.

Also in attendance: Matt Griffin and Christine Barton-Holmes, Department of Community Services, and John Molitor, Legal Counsel.

The Special Studies Committee considered the following items:

1. Docket No. 06080006 ADLS Amend: Opus Landmark @ Meridian Phase II

The applicant seeks approval for the construction of a 124,215-square foot, four-story office building in an existing office park.

The site is located at 10333 North Meridian Street and is zoned B2.

Filed by Steve Foster of Opus North.

Jason Rusk appeared before the Committee representing the applicant.

During the engineering cycle for the Opus Landmark project, it was determined that the north drive was approved as a right in/right out only drive. However, through the engineering with Carmel, it was determined that for future access, it would be better to align the drive with future development across the street. In order to do that, the petitioner has purchased some of the property from the Hilton Garden Inn. One access has been eliminated and there is now a combined drive.

In the process, the landscape plan has undergone some minor changes. At this time, the petitioner is only requesting some minor changes in the landscape plan. The petitioner will be returning to the Plan Commission to "swap out" the building pad.

Department Report, Matt Griffin: In order not to lose the amount of plantings originally approved, the Dept. requested that the plantings be re-located within the project. Scott Brewer

has asked to see a plan showing the re-location of the plantings.

The petitioner said he would submit a new plan to Scott Brewer showing the identical number of plantings. Some of the mature trees along the tree line have also been incorporated into the project—those are to be identified on the plan submitted to Scott Brewer.

Matt Griffin stated that if the trees are on the petitioner's site, they could be counted—otherwise not. The petitioner will be returning to Committee next month with the second half—swapping out a building site. This evening, the review is only the landscaping alteration.

Madeleine Torres made formal motion to approve **Docket No. 06080006 ADLS Amend, Opus Landmark @ Meridian Phase II, conditioned upon** a commitment from the petitioner regarding the number of plantings and species, and landscape plan approval by Scott Brewer, seconded by Steve Stromquist, Approved 3 in favor, none opposed, one abstaining (Westermeier.)

Note: Petitioner will return to November 2, 2006 Committee to “swap out” the building pads.

2. Docket No. 06050001 Z: Legacy/East Carmel PUD Rezone

The applicant seeks to rezone 509.234 acres from S-1 to Planned Unit Development for the purpose of creating a primarily residential, mixed-use development.

The site is located north of 126th Street, south of 146th Street, and on either side of River Road. Filed by Steve Pittman and Paul Rioux of Pittman Properties.

Charlie Frankenberger, attorney, Nelson & Frankenberger appeared before the Committee representing the applicant. Also in attendance: Steve Pittman, Neal Smith, and Nick Churchill, Pittman Partners.

An overview of the project was given as well as what is expected to be accomplished at subsequent meetings. 415 acres are west of River Road; 95 acres are east of River Road. The petitioner has worked with Department and incorporated suggestions for purpose of flexibility and predictability, now reflected in the revised PUD filed on September 22nd.

In summary, the allocation for the seven (7) east lots has been provided for a blend of uses between use blocks. The petitioner prepared a concept plan allocating the real estate into use blocks and showing the primary street network, pedestrian/bike trails and open space. A separate use table was also prepared—modeled substantially after Carmel's use table and zoning ordinance with a few exceptions.

After the PUD was filed, the petitioner again met with the Department and received additional suggestions, primarily in two categories. One suggestion was to rename three of the residential districts so that the names were more indicative of what would be built there. The three districts have been renamed as follows: 1) the suburban residential district 2) the neighborhood residential district and 3) the urban residential district. the village core, the commercial area, the office area, and the corner retail area..

Another suggestion was that for each of the 7 Districts, there will be separate architectural standards, development standards, and character exhibits. In order to implement that suggestion, the petitioner will be meeting with the Dept. to work through the standards.

The concept plan corresponds to the use tables and in order to help with the use tables, a use summary has been prepared that lays it out more simply. The seven districts are designated as: 1) Suburban Residential District 2) Neighborhood Residential District 3) Urban Residential District 4) The Village Core 5) The Commercial Area 6) The Office Area, and 7) The Corner Retail Area.

The Bicycle and Pedestrian plan was looked at as well as the multi-purpose path that runs from 146th Street to the River and then to Fishers. The proposed path will tie in to the school along River Road right-of-way. The primary sidewalk system will go through the common areas and around the development for a nice circulation system. Cherry Tree Boulevard will stub into the Legacy property and continue to River Road. The multi-purpose path will tie into the existing trail to the school.

The Open Space plan is basically passive and active. The open space has been re-defined per definitions suggested by the Department. There are two types of open space: recreational—more active in nature, and environmental open space—by definition can be more passive. The environmental open space includes the tree preservation areas, the prairie, and the bio-swales areas. There will also be an amenity center that will be somewhere within the identified boundaries. The open space areas will be designated as open space area one (1) and open space area two (2).

The Environmental System Plan—there will be recreational open space with trails with as much bio-swale activity as possible. There will be water features so that it will be visually attractive as well as serving a purpose. The majority of the big woodland area will be preserved. In addition, the steep slopes and vegetation will also be preserved.

The Street Plan—the main entry boulevard will meet up with the extension of the Cherry Creek Boulevard through a round-about. There are secondary access points along 146th Street with tertiary connection points through proposed neighborhoods. There are a total of five (5) access points on 146th Street and three (3) on River Road.

Leo Dierckman asked the petitioner to send the Committee members the new version with all revisions prior to the next meeting—at least five days prior. There will be a special meeting scheduled—as yet undetermined.

The Revised Use Table was submitted to Committee members.

Basically, there are three residential districts, three commercial districts, and one open space district. The three residential districts range from very low intensity to higher intensity, suburban, and urban. The Use Blocks are defined as commercial in the village core, (the center)

retail in the corner, and primary office. In the suburban residential district, permitted uses are detached residential and attached residential as a special use. The retirement center (CCRC) is a permitted use in all of the use blocks. However, with respect to the village core area, the Dept. was concerned that the CCRC might compromise the village core and did not want that to happen. There is a provision in the PUD that prohibits the CCRC from encroaching more than 25% into the village core area. The neighborhood residential, the TND product, permits detached residential, attached residential—not including apartments, and CCRC. The urban residential district includes all uses—detached, attached, multi-family, and CCRC, as permitted uses. Also, village supporting commercial uses are permitted in the urban residential area as a special use; village supporting commercial uses are defined in the PUD and allowed as a special use with BZA approval. In the primary office area, the permitted uses are multi-family, lofts, retail (accessory retail only to the office uses) and CCRC. In the village core area, the permitted uses are everything but the detached residential. In the corner retail area, the permitted uses are everything but detached residential.

Docket No. 06050001 Z: Legacy/East Carmel PUD Rezone was continued to a special meeting, date to be determined after polling the Committee.

3. Docket No. 06060023 DP/ADLS: Bill Estes Pre-Owned Facility

The applicant seeks to construct a new, 9,350-square foot, pre-owned vehicle sales facility. Variances for signage, landscaping, and bufferyards will be filed.

The site is located at 4102 West 96th Street and 9884 Michigan Road, and is zoned B2. Filed by Mary Solada of Bingham McHale LLP for Bill Estes Chevrolet.

Mary Solada, attorney with Bingham McHale appeared before the Committee representing the applicant. Also in attendance: Bill Estes; Ashton Fritz, Schneider Engineering; Alan Tucker, CSO Architects; Mike Moynahan.

The proposal is to raze the existing building, remove most of the curbing, and remove the Midwest Scuba property. The new building will be for pre-owned vehicles only and a totally different marketing concept. The building is two-story, transitional design intended to bridge the current Estes building across the street and the new building. The EFIS is intended to match; a masonry/stone water table was added as well as a cornice to embellish a more traditional look. The windows are dictated by a functional need—they allow for delivery of cars and also bring daylight into the showroom floor and the second floor office space into the executive offices. The petitioner is seeking a variance for the windows. The stairs are internal to the property.

In terms of façade projections, because of the canopy that wraps around, it creates interest. The only part that does not have façade relief is the rear of the building that faces west, the Estes property.

Regarding the landscaping, the drainage and utility easements are to the north and trees are not allowed; however, the petitioner will install shrubs. The south bufferyard is determined by the existing pavement line. The existing parking area along 96th Street is only five (5) feet from the right-of-way—legal when it was built. The petitioner is moving as many plantings as possible to

the west and trying to “beef up” the west area. As you travel east, there is a lot more landscaping at the west end of the site and that tends to be the main focus. The east façade needs visibility for drive-bys, since it is a display car lot, and shrubs will be kept low. The petitioner is not complying with a 15-foot setback area at the corner because there is already a five-foot curb that is pre-existing and legally established. On the south, the petitioner is installing 72% of what is required by the Ordinance for shade trees, 32% of ornamental, and 83% of required shrubs.

Leo Dierckman noted that the petitioner would be fulfilling his tree obligation by donating trees to the Parks system.

Mary Solada said the petitioner meets the 30-foot greenbelt, but the additional 6-feet would require tearing up the existing pavement.

Regarding signage: The petitioner is proposing the same square footage of signage allowed by the Ordinance, but it must be broken up...”Bill Estes” on one line, “Pre-Owned” on another, and this requires a variance. There is a free-standing sign currently at this location, and it will be taken down.

Lighting: There are existing poles and the petitioner is willing to work with the Dept. to direct the lights downward or put shields on the lights. Because the cars are outside, there must be some security lighting; however, the petitioner is sensitive to light spillage, although there are no residential neighbors nearby.

There was discussion regarding the style of the building and comments made at the full Commission meeting regarding the “Italianate” style of architecture. It is difficult for the petitioner to settle on an appropriate design—there needs to be an “up or down” regarding the architecture.

Susan Westermeier commented that when you look at the number of variances, it seems to be excessive. Another concern mentioned was parking cars on the grass.

Bill Estes committed not to park cars on the grass and not to have balloons.

Department Comments, Christine Barton-Holmes: The building is definitely not “Italianate.” As far as the design of the building, there are some details that could be done to make it more in compliance with the 421 Overlay. The building does have some of the required elements of design. The EFIS is a concern and the Dept. would rather see “Quick Brick.”

Mr. Estes commented that the EFIS in his current building has held up very well over the past 16 years. It looks like an automobile dealership.

Alan Tucker said that when the brick starts going on, the cost goes up and the proportions will change—it would not be as nice a building. Alan Tucker said the building is very modern and very clean with stainless steel columns, very simple cornice, no detail. If you start putting “gingerbread” on this, it will completely fall apart. The building is not Italianate but rather

transitional architecture.

Leo Dierckman asked the petitioner to return to the November 2nd Committee meeting to wrap up any outstanding issues.

Docket No. 06060023 DP/ADLS: Bill Estes Pre-Owned Facility was continued to the November 2, 2006 Committee meeting for further review.

4. Docket No. 06070008 DP/ADLS: Pennwood Professional Office Park.

The applicant seeks to construct two, 2-story office buildings on a 4.11-acre parcel.

The site is located at 11505 North Pennsylvania Street and is zoned B5.

Filed by E. Davis Coots of Coots, Henke, and Wheeler.

CONTINUED TO NOVEMBER 2, 2006

5. Docket No. 06080009 DP/ADLS: Portrait Artist Studio

The applicant seeks to convert a residential property into a commercial use.

The site is located at 420 N. Range Line Road and is zoned B5 within the Old Town Overlay.

Filed by Marie Moorcroft (owner.)

Marie Moorcroft, owner of 420 North Range Line Road appeared before the Committee representing the applicant. Ms. Moorcroft said she had spoken with Scott Brewer and he had concerns about the tree on the property. Scott determined that the tree was dead and OK to remove; however, Scott requested shade trees and suggested putting them close to the structure between the Moorcroft property and the Dunlap to the south, somewhere within the parking lot and wherever it is possible on the lot to accommodate some shade.

The petitioner is within the 70% allowable lot coverage but would still like to take part of the area to the east of the gravel and make it curvature with some design to it and continue it to the south line of the property for some type of garden area.

The garage is pretty “crummy” for the neighborhood; however, it is needed for lawn equipment storage and outdoor props. Ms. Moorcroft would like to landscape the entire area behind the garage and along the south side of the garage.

Signage: A picture of the sign that was utilized at 531 North Range Line Road was included in the information package and Ms. Moorcroft would like to use this same sign again.

Department Comments, Matt Griffin: The Dept. should be furnished with a copy of the survey once the parking lot layout is finalized. Technically, this proposal does meet the Ordinance. There are a total of 9 parking spaces—the petitioner might consider angle parking—work with the engineer. The Dept. is recommending return to the full Commission with a positive recommendation.

Mark Rattermann made formal motion to **forward Docket No. 06080009 DP/ADLS, Portrait Artist Studio** to the full Commission with a positive recommendation, seconded by Susan Westermeier, Approved 5-0.

6. Docket No. 06080010 PP: Meridian Technology Center-Strategic Marketing & Research

The applicant seeks to plat 2 lots on 4.5 acres.

The site is located at 117th Street and College Avenue and is zoned B2.

Filed by Mark Monroe of Wooden & McLaughlin LLP for REI Real Estate Services, LLC.

Docket No. 06080003 ADLS: Meridian Technology Center-Strategic Marketing & Research

The applicant seeks construction approval for a proposed 11,921-square foot, two-story office building and related parking.

The site is located at 117th Street and College Avenue and is zoned B2.

Filed by Mark Monroe of Wooden & McLaughlin LLP for REI Real Estate Services, LLC.

Mark Monroe, attorney with Wooden & McLaughlin, One Indiana Square, Suite 1800, Indianapolis appeared before the Committee representing the applicant. Also in attendance: Jeremy Stevenson, REI Real Estate; Kevin Cooper and Kerry Osborne, Access Architecture; Aston Fritz, project engineer, Schneider Engineering.

The site is located within the Meridian Technology Park from the east side of Pennsylvania Street to College Avenue and the Conseco campus to 116th Street. REI owns approximately 5 acres at the corner of 117th & College; the one-acre site will be the site of Strategic Marketing & Research. The site plan shows a two-story, 12,000 square-foot office building—the corporate headquarter of Strategic Marketing & Research that employs over 30 professionals in Carmel.

Strategic Marketing is looking for a permanent home and would eventually purchase the site and the building from REI Real Estate. The site has adequate parking and landscaping. The landscape plan includes 53 trees and 162 shrubs. As previously mentioned, the landscape plan has been approved by Scott Brewer, the Urban Forester.

The color of the building has been changed to the tan that will match the siding on the second floor. The trim color has also been changed and it will match the trim at the top of the building. The foundation level of brick is the same color as it was before and some of the brick rows have been extended to give a more visual attractive feature. The cast stone treatment has also been included on the building.

The primary plat for Meridian Technology Center is the first subdivision plat within Technology Park. The Technology Park has developed over the last 20 years without subdividing and this is the first subdivision within the Park. Strategic Marketing & Research will occupy Lot One, approximately one acre in size; the remainder of the parcel will be vacant and designated Lot

Two, approximately 2.3 acres in size. The development of this site would come before the Plan Commission for approval at a future date.

The petitioner stated that he has not yet sat down with the Engineering Dept. regarding their request for road improvements. Before committing to the full extent of those improvements, the petitioner would like the opportunity to negotiate on what those road improvements will be.

Leo Dierckman asked that the petitioner be prepared to finalize the commitments regarding road improvements prior to the Commission meeting on October 17th or the matter will be returned to Committee.

Department Comments, Matt Griffin. The Department is in agreement with comments regarding the road improvement—these should be finalized. Regarding the ADLS portion, at full Commission, Jerry Chomanczuk had asked about “flipping” the site to bring the building to the street at College and 117th and have the parking behind the building—could this be done?

The petitioner responded that flipping the building had been considered; however the Technology Park is primarily a suburban office park with the landscaping and parking located in front of the building. On Congressional Blvd., near the large parking lots, the buildings are behind the parking—the same situation on the subject site. The petitioner was not aware of any other building within the Park moving forward with the streetscape.

Mark Rattermann made formal motion to recommend approval of **Docket No. 06080010 PP, Meridian Technology Center-Strategic Marketing & Research, subject to Engineering negotiations**, and Docket No. 06080003 ADLS, Meridian Technology Center-Strategic Marketing & Research, seconded by Steve Stromquist, Approved 5-0.

7. Docket No. 06080014 DP/ADLS: Renaissance Hotel
The applicant seeks approval to construct a full-servie hotel.
The site is located at 11911 N. Meridian St. and is zoned B-6/Business within the US Hwy 31 Corridor Overlay.
Filed by Paul Reis of Bose McKinney and Evans LLP for W & H Realty.

Paul Reis, attorney with Bose McKinney and Evans, 600 East 96th Street, Suite 500, appeared before the Committee representing the applicant. Also in attendance: Terry Danmeyer.

Terry Danmeyer addressed the photometrics/lighting for the project. The original presentation did have a few of the perimeter locations that were greater than point three. The petitioner is working with the Dept. to find a happy medium.

Landscaping: All of the information was submitted to the Dept. and Scott Brewer. The species has been changed as requested, the quantity has been added, an abandoned telephone line is being taken down, and the trees have been lowered. The specific items discussed have been revised and the drawings resubmitted.

Department Comments, Matt Griffin. It looks as if the petitioner complies, however, Scott Brewer will have to verify species.

Mr. Danmeyer went on to say that the building material and color samples tie into the elevations. All of the metal has been up-graded, the stone façade at the restaurant entrance, the window mullions, the darker spandrel color, the lighter mullion colors, the stone in the front, and the brick that is now in richer colors. The front canopy and the restaurant canopy have been updated as well as the metal, and windows have been added. The landscaping has been at least doubled.

Leo Dierckman asked if the parapet wall could be closed so that the back cannot be seen.

Mr. Danmeyer responded that the decorative metals on the back make it impossible to see into the back—you don't see steel, or anything of that nature. The elevator penthouse is in this area, and it cannot be seen.

The rear elevation shows the 120-foot hedge of arborvitae—a very effective visual screen. The existing landscaping is in the 90-foot setback and additional landscaping has been added.

Matt Griffin said that the Department's comments have been addressed.

Mark Rattermann wanted to make absolutely certain that the Engineering Dept. is on board with this project and that there is not a big taking when this is made into freeway status.

Mr. Danmeyer said he was aware of the proposed, freeway status—116th is a done deal, Old Meridian is two different opinions, etc., etc. The petitioner has met at least three times in depth with Engineering.

The parking is adequate, there is adequate green space, and it meets the requirements of the Overlay.

Susan Westermeier made formal motion to forward Docket No. 06080014 DP/ADLS, Renaissance Hotel to the full Commission with a positive recommendation, seconded by Mark Rattermann, Approved 5-0.

There was no further business to come before the Committee and the meeting adjourned at 8:10 PM.

Leo Dierckman, Chairperson

Ramona Hancock, Secretary